

RECORD & RETURN TO:
Abstract Services at TruMark Financial
1220 Valley Forge Road, Suite 37C
Phoenixville, PA 19460

DEED

Docket: 00048274
Type: DEE Pages: 5
James N. Hagan, Gloucester County Clerk
Receipt #: 191191 10:49:50A Nov 21, 2012
Recording fee: \$0.00 DB 5019 80
Prepared by: [Signature]

David M. Lipshutz, Esquire

This deed made on October 23 2012.

BETWEEN

JAMES T. BRYDGES

whose address is 34764 Gooseneck Street, Millsboro, Delaware 19966

AND

KATHLEEN A. TROILO, f/k/a KATHLEEN T. BRYDGES,

whose address is 472 Mantua Boulevard, Mantua, New Jersey 08051, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One Dollar (\$1.00) Dollars. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:1502.1) Municipality of Mantua, Block 169, Lot 2.07. Account No. _____ No property ☐ identification number is available on the date of this deed. (Check box if applicable)

Property. The property consists of the land and all the buildings and structures on the land in the County of Gloucester, and State of New Jersey. The legal description is:

BEGINNING at a point in the curved Northeasterly line of Mantua Boulevard (50 feet wide), said point being in the division line between Proposed New Lot 2.06 and Proposed New Lot 2.07, Block 169 on Plan hereinafter mentioned; extending thence

1. Southeastwardly, along said line of Mantua Boulevard, curving to the right with a radius of 1111.16 feet and an arc distance of 41.94 feet to a point for a corner in the division line between Lot 2.04 and Proposed New Lot 2.07, Block 169 on said Plan; thence
2. North 59 degrees 45 minutes 00 seconds East, along said division line, a distance of 103.82 feet to an Iron Bar found for a corner in same; thence
3. South 30 degrees 15 minutes 00 seconds East, along same, a distance of 25.00 feet to an Iron Bar found for a corner in the division line between Lot 2.02 and Proposed New Lot 2.07, Block 169 on said Plan; thence
4. North 59 degrees 45 minutes 00 seconds East, along said division line, a distance of 160.59 feet to a Concrete Monument found for a corner in the division line between Lot 2.03 and Proposed New Lot 2.07, Block 169 on said Plan; thence

Consideration: 1.00 Tax/Code: E
County: .00 State: .00
NJAHF: .00 PHPFA: .00
EAA: .00
GenPur: .00
C\$1N: .00
REALTY TOTAL: .00

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(s)

JAMES T. BRYDGES

Current Resident Address:

Street: 34764 Gooseneck Street

City, Town, Post Office

Millsboro

State

DE

Zip Code

19966

PROPERTY INFORMATION (Brief Property Description)

Block(s)

169

Lot(s)

2.07

Qualifier

Street Address:

472 Mantua Boulevard

City, Town, Post Office

Mantua

State

NJ

Zip Code

08051

Seller's Percentage of Ownership

50%

Consideration

\$1.00

Closing Date

11/14/12

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

1. ☐ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☒ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
☐ No non-like kind property received.
8. ☐ Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

10/23/12

Date

James T. Brydges

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Mary T. Devine

MARY T. DEVINE

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Notary Public - State of Delaware
My Comm. Expires Nov. 3, 2012

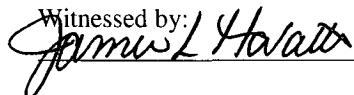
5. North 30 degrees 45 minutes 00 seconds East, along said division line, a distance of 97.44 feet to a point for a corner in same; thence
6. South 49 degrees 23 minutes 00 seconds West, along same, a distance of 25.43 feet to a Concrete Monument found for a corner in same; thence
7. North 51 degrees 07 minutes 00 seconds West, along same, a distance of 35.41 feet to a point for a corner in the division line between Proposed New Lot 2.06 and Proposed New Lot 2.07, Block 169 on said Plan; thence
8. South 38 Degrees 53 minutes 00 seconds West, along said division line, a distance of 104.00 feet to a point for a corner in the division line between Proposed New Lot 2.06 and Proposed New Lot 2.07, Block 169 on said Plan; thence
9. South 51 degrees 07 minutes 00 seconds East, along said division line, a distance of 2.50 feet to a point for a corner in same; thence
10. South 38 degrees 53 minutes 00 seconds West, along same, a distance of 51.56 feet to a point for a corner in same, thence
11. North 61 degrees 07 minutes 00 seconds West, along same, a distance of 21.66 feet to a point for a corner in same; thence
12. South 45 degrees 07 minutes 20 seconds West, along same, a distance of 81.34 feet to the Point of Beginning.

BEING part of the same land and premises which became vested in James T. Brydges and Kathleen T. Brydges by Deed from Main Street Mantua Investment, LLC, dated 7/21/06 in Deed Book 4258, page 91.

The street address of the Property is: 472 Mantua Boulevard, Mantua, New Jersey 08051

Type of Deed. This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

Signatures. The Grantor signs this deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed by:


 (Seal)
JAMES T. BRYDGES

Delaware
STATE OF ~~NEW JERSEY~~, COUNTY OF *Sussex*

I CERTIFY that on *October 23*, 2012, **JAMES T. BRYDGES.**, personally came before me and acknowledged under oath, to my satisfaction, that this person (or more than one, each person):

- (a.) is named in and personally signed this Deed;
- (b.) signed, sealed and delivered this Deed as his or her act and Deed; and
- (c.) made this Deed for \$1 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

Mary T. Devine

(Please print name and title below signature)

RECORD AND RETURN TO:

**DAVID M. LIPSHUTZ, ESQUIRE
11B EAST LAUREL ROAD
STRATFORD, NEW JERSEY 08084**

**MARY T. DEVINE
Notary Public - State of Delaware
My Comm. Expires Nov. 3, 2012**

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

GLOUCESTER

0810

} SS. County Municipal Code

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

MUNICIPALITY OF PROPERTY LOCATION MANTUA

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, JAMES T. BRYDGES, being duly sworn according to law upon his/her oath,
(Name)

deposes and says that he/she is the GRANTOR in a deed dated transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 169 Lot number 2.07 located at
472 MANTUA BOULEVARD, MANTUA, GLOUCESTER COUNTY, NEW JERSEY and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(Instructions #5A and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

\$ ÷ % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

a. For consideration of less than \$100. (p) Recorded within 90 days following the entry of a divorce/dissolution decree which dissolves the marriage/civil union partnership between grantor and grantee

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over.* (Instruction #9 on reverse side for A or B)
B. { BLIND PERSON Grantor(s) ☐ legally blind or; *
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me

this 23 day of October, 2012

JAMES T. BRYDGES
Signature of Deponent

JAMES T. BRYDGES

Grantor Name

34764 Gooseneck St Millsboro DE 19966
Deponent Address Grantor Address at Time of Sale

xxx-xxx-540

MARY T. DEVINE

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

Notary Public - State of Delaware
My Comm. Expires Nov. 3, 2012

FOR OFFICIAL USE ONLY

Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at:

www.state.nj.us/treasury/taxation/lpt/localtax.shtml.